



City of SeaTac
everywhere's possible

Community and Economic Development

Preliminary Short Plat Application

Official Use Only:

Project Number: SUB22-0002

Short Plat Name: VAHORA RESIDENCE

DEFINITION AND PURPOSE

A short subdivision is the division of one contiguous parcel into nine (9) or fewer lots.

SUBMITTAL

Below are the required submittal items. Failure to submit all requested items (in a legible form) will delay processing of your application.

1. ☐ Master Application.
2. ☐ All required content in part I and II of the attached plan submittal checklist.
3. ☐ Required fees paid. (Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for further information).

PROCEDURE

1. No application will be accepted prior to review at a pre-application meeting. Please contact a permit coordinator to schedule a time; they can be reached by calling the Community & Economic Development Department at 206-973-4750.
2. A "Determination of Completeness" (DOC) will be made within twenty eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
3. A "Notice of Application" (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.
 - a. A notice board is required to be posted on said property on or before the publish date of the NOA. An "Affidavit of Installation" shall be submitted to the City that the "Notice Board" has been installed on the property.
4. Once a DOC is issued, the City has ninety (90) days to make a decision regarding the application. A "Notice of Decision" (NOD) will be sent to the applicant/property owner and to all parties of record.
5. The decision on a preliminary short plat may be appealed to the Hearing Examiner within 14 days of the issuance of such decision with a filing fee to the City Clerk.
6. Final short plat application must occur within three (3) years of preliminary approval.



PROPERTYProvide lot square footage for each existing lot: 1.11 Acres / 48,383 SFLot 1: 48,383 sq. ft.

Lot 4: _____

Lot 7: _____

Lot 2: _____

Lot 5: _____

Lot 8: _____

Lot 3: _____

Lot 6: _____

Lot 9: _____

Provide lot square footage for each proposed lot:

Lot 1: 11,520 SFLot 4: 9,217 SF

Lot 7: _____

Lot 2: 9,230 SFLot 5: 9,193 SF

Lot 8: _____

Lot 3: 9,223 SF

Lot 6: _____

Lot 9: _____

Utilities serving lot:

Water: King County
Water Dist. T25Sewer: Valley View
Sewer. Dist.Electricity: City of Seattle**PROFESSIONAL CONTACT INFORMATION****ENGINEER**Contact Name: Erik B. Ainsworth Email: erik@thelanddeveloper.comCompany Name: Reliant Design Group Phone: 360-250-3973 / 360-890-4806Mailing Address: 5737 Linderson Way SW. Tumwater, WA 98501.**SURVEYOR**Contact Name: Peter J. Cloe / Dan Tournay Email: - dan @ 4sitesurveying.com
hansensurvey@comcast.netCompany Name: Hansen Surveying. Phone: 253-576-5003 / 206-304-3567Mailing Address: 4435 8th St. SE. Suite A. Auburn, WA 98002I / WE CERTIFY THAT THE INFORMATION FURNISHED AS PART OF THIS APPLICATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE.Property Owner: R. G. Vahera
SignatureRahima G. Vahera 01/05/22
Print DateProperty Owner: _____
Signature_____
Print DateProperty Owner: _____
Signature_____
Print Date

Application Checklist

Official Use Only:

Project Number: SUB22-0002

Short Plat Name: VAHORA RESIDENCE

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

PLAN SUBMITTAL – PART I		APPLICANT	STAFF
1	Original plus five (5) copies of all documents submitted		
2	One (1) paper reduction of each oversized short plat sheet to a 8 ½" x 11" size.		
3	Subdivision guarantee title report (dated within last 30 days) including all easements, deed restriction(s) and other supplemental document(s) cited in the report.		
4	A letter of service availability from the existing Water District.		
5	A letter of service availability from the existing Sewer District.		
6	An environmental (SEPA) checklist, if needed.		

PLAN SUBMITTAL – PART II		PROFESSIONAL	STAFF
1	Preliminary Short Plat drawing prepared <u>and stamped</u> by a professional Land Surveyor registered in the State of Washington (RCW 58.17.250) An electronic copy of the City's Title Block can be obtained via email, web, or copied flash drive by contacting the Engineering Review Division at 206-973-4750.		
2	The names and the addresses of the developer and the licensed land surveyor who prepared the plat.		
3	North point, graphic scale and date of drawing.		
4	Existing off-site sub-division lots, blocks, streets and easements shown as dotted lines.		
5	Name, address and parcel numbers of adjacent property owners on the records of the County Assessor's Office.		
6	Proposed lot lines shown as solid lines and all proposed and existing easements shown in dashed lines.		
7	Show the location, bearings and distances of existing and proposed property lines; and existing section lines in feet and decimals of a foot.		
8	Location and identification of any visible physical appurtenances such as fences or structures that may indicate encroachment, lines of dispute, or conflict of Title.		
9	Legal description and tax lot number of the property to be subdivided, certified by a Professional Land Surveyor registered in the State of Washington.		



10	Indicate the acreage of the land to be subdivided, the number of lots, and the area (sq. ft.) of each individual lot.		
11	Clearly indicate and depict access for the proposed short plat for each lot. This includes the location, width and names of existing streets or easements abutting or providing access to the short plat. If the access is by private street, the public street providing access to the private street shall be shown.		
12	Show monuments and survey markers found, include legend.		
13	Show streets, building structures, watercourses, and bridges.		
14	Show any recorded public or private utility and drainage easements, both on the land to be subdivided and on the adjoining lands (land that abuts the proposed subdivision), to a distance of twenty-five (25) feet from the edge of the subject property division (include recording number).		
15	Location of existing trees (over 8" in diameter as measured four (4) feet from the base on the property).		
16	Contours and elevations at five (5) foot intervals for slopes less than or equal to five percent (5%) and at two (2) foot intervals for slopes greater than five percent to accurately predict drainage characteristics of the property. The topographic contours shall be provided by a Land Surveyor licensed in Washington State. Off-site topographic contours on adjacent property may be required to provide supplemental information. Source and data of contour data needs to be referenced on drawing.		
17	Identify and show location of any existing and/or abandoned well(s) on property.		
18	Indicate the bearings and dimensions of each lot line.		
19	Indicate basis of bearing shown.		
20	Bearings, angles, or azimuths shown in degrees, minutes, and seconds.		
21	Radius, delta, arc length and long chord bearing and distance of curves shown.		
22	Declaration statement with signature lines and Notary Block.		





Community and Economic Development

Master Land Use Application

Staff Use Only:

Project Name: VAHORA RESIDENCE

Master Project #: PRJ22-0002

Sub-Projects #: SUB22-0002

Pre-Application #/Date: 1-11-22

Check all specific Land Use Actions you are applying for in the boxes provided:

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation <input type="checkbox"/> *Comprehensive Plan Amendment <input type="checkbox"/> *Conditional Use – Minor <input type="checkbox"/> *Conditional Use – Major <input type="checkbox"/> *Development Agreement <input type="checkbox"/> *Development Regulations Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> *Planned Unit Development <input type="checkbox"/> *Preliminary Site Plan Review	<input type="checkbox"/> *Public Utility Exception <input type="checkbox"/> *Reasonable Use Exception <input type="checkbox"/> SEPA <input type="checkbox"/> Separate Lot Status Determination <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> *Shoreline Substantial Development <input type="checkbox"/> *Short Plat – Preliminary <input type="checkbox"/> *Short Plat – Final <input type="checkbox"/> *Subdivision – Preliminary <input type="checkbox"/> *Subdivision – Final	<input type="checkbox"/> Sign Special Event or Grand Opening <input type="checkbox"/> *Sign Variance <input type="checkbox"/> *Special Home Occupation (SHOP) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> *Variance <input type="checkbox"/> Wireless Communication Facility (WCF) <input type="checkbox"/> Zoning Compliance Letter <input type="checkbox"/> *Zone Reclassification (Rezone)
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This Master Land Use Application and specific Land Use Action(s) Checklist must be completed, with all required supplemental documents provided for an application to be considered complete and accepted through the Permit Center.

Failure to submit all requested items (in legible form) may delay processing of your application. Additional information may be required after review of your proposal.

In an effort to reduce paper and transition to digital review, electronic plan submittal is preferred via files on a USB/Thumb drive instead of hard copies.

Please note that any land use action above marked with an asterisk (*) will require a pre-application meeting prior to an intake appointment when ready to submit. Please see the "Application Requirements" section below for more information.

Application Requirements:

- ☐ Schedule pre-application meeting, if applicable (click [here](#) for request form);
- ☐ Master Land Use Application completed;
- ☐ Specific Land Use Action submittal checklist(s) completed (please see the [Permits & Land Use Applications Page](#));
- ☐ Multimodal Transportation Concurrency Application completed (click [here](#) to view);
- ☐ Schedule intake appointment, if applicable (click [here](#) to view intake appointment FAQ);
- ☐ Payment of applicable fees via Check or Card (Visa + MasterCard limit of \$2,500).

SITE/PROPERTY INFORMATION

Site Address: 2456, S. 138th St. SeaTac, WA. Parcel #: 1623049214
98168

Property's Existing Zoning:

☒ UL ☐ UM ☐ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ ABC ☐ CB ☐ CB-C ☐ BP ☐ I
☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

Applicant's Information:

Name: VOHRA SALIM I.

☐ Owner ☒ Authorized Agent ☐ Purchaser

Mailing Address: 12448, 16th Ave. S. Burien, WA 98168

Phone: 206-605-7866

Email: salimsure@yahoo.com

Property Owners Information:

*(If an LLC, please provide documentation
of being an authorized signer)*

Name: VAHORA RAHIMA G.

Mailing Address: 12266, 1st Ave. SW. Burien, WA 98146

Phone: 206-380-4997

Email: rahimavahora@hotmail.com

Designated Contact Person:

*(Who will receive and disseminate all
correspondence from the City)*

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

(Contact 1)

PROFESSIONAL CONTACT INFORMATION

Architect:

Name: _____

Mailing Address: - None -

Phone: _____

Email: _____

Engineer:

Name: ERIK B. AINSWORTH

Mailing Address: 5737 Linderson Way SW. Tumwater, WA 98501.

Phone: 360-250-3973 / 360-890-4806

Email: erik@thelanddeveloper.com.

Surveyor:

Name: Hansen Surveying.

Mailing Address: 4435 8th St SE. Suite A. Auburn, WA 98001.

Phone: 253-576-5003 / 206-304-3567

Email: hansensurvey@comcast.net

Designer/Landscape Architect/etc.:

Name: _____

Mailing Address: _____

Phone: - None -

Email: _____

ACKNOWLEDGEMENTS

1. By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
2. I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.
3. I CERTIFY THAT THE INFORMATION FURNISHED BY ME AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I am the: ☐ Owner ☒ Authorized Agent

Applicant Signature: _____

S. Vohra

Date: _____

01/05/2022

Printed Name: _____

VOHRA SALIM I.

CERTIFICATE OF WATER AVAILABILITY

File No. _____

PART A: (TO BE COMPLETED BY APPLICANT)

1. Owner Name/Address/Phone: VAHORA, RAHIMA — OWNER
2456, 138th ST. SEATAC, WA 98188.
- Agent or Contact Person/Name/Phone: TIMOTHY COLLINS, PLANNER.
9402, KENWOOD DR SW LAKEWOOD, WA-98498
206-430-2738, TIMOTHY @ COLLINSPD.COM.
- Site Address (Attach map and legal description): 2456, S 138th ST.
SEATAC, WA-98188.

2. This certificate is submitted as part of an application for:

☐ Residential Building Permit ☒ Preliminary Plat ☐ Short Subdivision
☐ Commercial/Industrial Bldg. Permit ☐ Rezone ☐ Other: _____

3. Estimated number of service connections and meter size(s): RELOCATE 1, ADD 4
5/8"
4. Vehicular distance from nearest hydrant to the rear of the furthest structure: ft.
5. Minimum needs of development for fire flows: gpm at a residual pressure of 20 psi.

Source of minimum flow requirement:

☒ Fire Marshal ☐ Developer's Engineer ☐ City
☐ Insurance Underwriter ☐ Utility ☐ Other: _____

1. Area is served by: KING COUNTY WATER DISTRICT No. 125
(Utility)

Owner/Agent's Signature: Rahima Vahora Date: 08/15/2017

PART B: TO BE COMPLETED BY WATER UTILITY

The proposed project is located within SeaTac/King
(City/County)

1. Improvements required to upgrade the water system to bring it into compliance with the utility's comprehensive plan or to meet the minimum flow requirements of project before connection: _____

2. Based upon the improvements listed above, water can be provided and will be available at the site with a residual pressure of 20 psi at 2,400 gpm for a duration of 2 hours at a velocity of 15.3 fps as documented by the attached calculations.

I hereby certify that the above information is true and correct.

King County Water District #125
(206)242-9547

DYLAN BAILEY
By

10-22-21
Date
10-22-22
Expires On

PART C: TO BE COMPLETED BY GOVERNING JURISDICTION

1. Water Availability – Check One

_____ Acceptable service can be provided to this project.

_____ Acceptable service cannot be provided to this project unless the improvements listed in item number B1 are met.

_____ System is not capable of providing service to this project.

2. Minimum water system improvements: (At least equal to number B2 above)

Agency/Phone

By

Date

Attachment to

Certificate of Water Availability

King County Water District No. 125

The following terms and conditions apply to the attached Certificate of Availability ("Certificate")

1. This Certificate of Water Availability is valid only for the real property referenced herein for the sole purpose of submission to City of SeaTac ("City"). This Certificate is issued at the request of the City and is not assignable or transferable to any other party. Further, no third person or party shall have any rights hereunder whether by agency or as a third party beneficiary or otherwise.
2. The District makes no representations, expressed or implied, the applicant will be able to obtain the necessary permits, approvals and authorization from the City or any other applicable land use jurisdiction or governmental agency necessary before applicant can utilize the utility service which is the subject of this Certificate.
3. As of the date of the issuance of this Certificate, the District has water available to provide utility service to the real property which is the subject of this Certificate, and the utility systems exist or may be extended by the applicant to provide service to such property. However, the issuance of this Certificate creates no contractual relationship between the District and the applicant or the City, and the issuance of this Certificate may not be relied upon and does not constitute the District's guarantee that water utility service will be available to the real property at the time the applicant may apply to the District for such service.
4. Application for and the possible provision of District utility service to the real property which is the subject of this Certificate shall be subject to and conditioned upon the availability of water service to the real property at the time of such application, as well as all application for utility service, including conservation, water restrictions, and other policies and regulation then in effect.
5. Developer will be responsible for all costs associated with the water improvements and relocations.

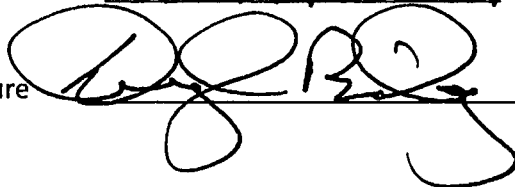
Applicant's Signature

Rahima Vahora

Date

10/26/2021

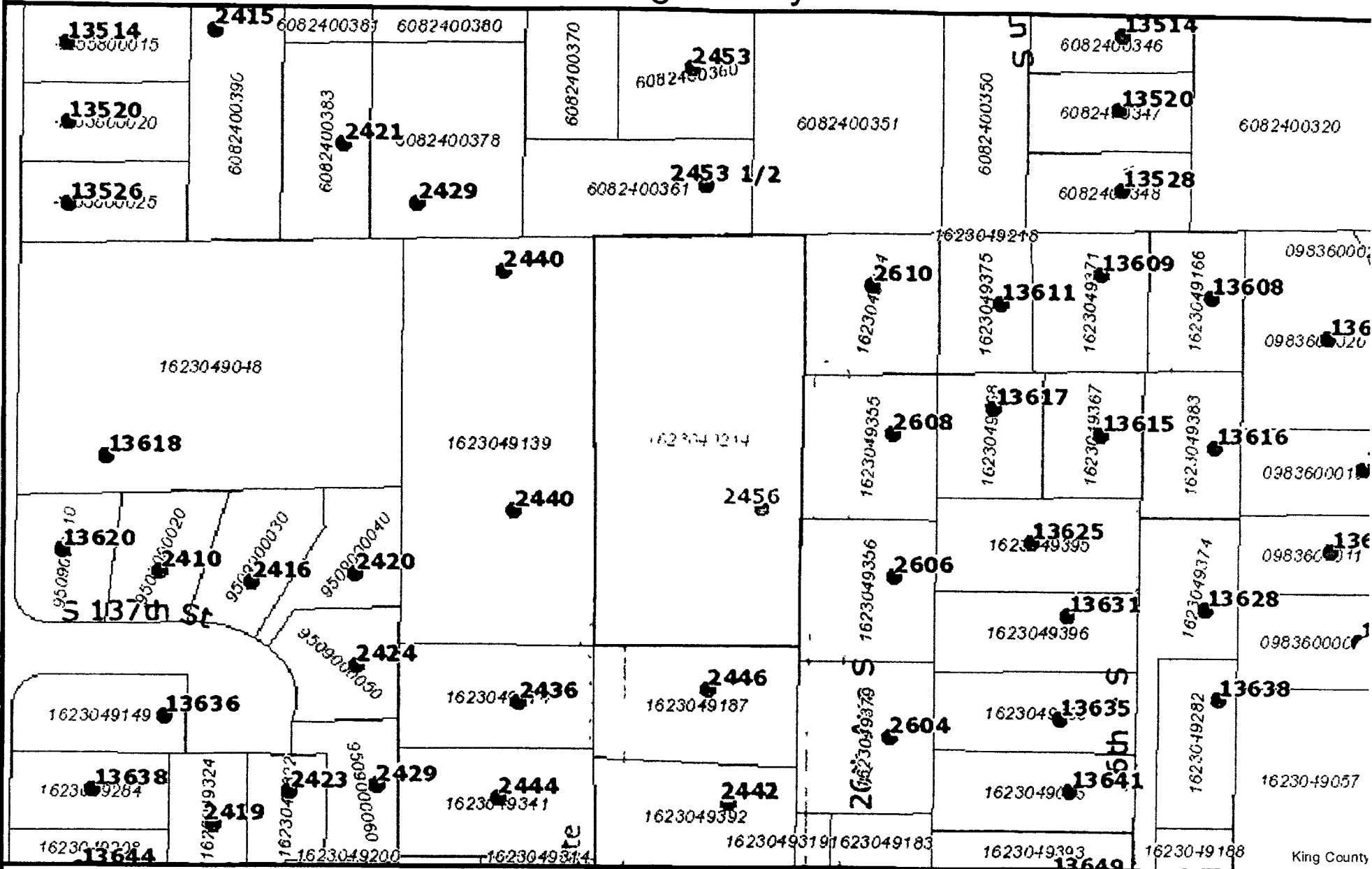
District Signature



Date

10-26-21

King County



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Date: 8/16/2017

King County
GIS CENTER